

# **NOTICE OF AVAILABILITY OF ENVIRONMENTAL DOCUMENT**

**Tahoe Regional Planning Agency, Placer County  
Mourelatos Family Limited Partnership  
Draft Environmental Impact Statement and Environmental Impact Report for  
Vista Village Workforce Housing Project  
Tahoe Vista, California**

**Date: March 30, 2007**

## **Description of the Proposed Project**

The Tahoe Regional Planning Agency (TRPA) has directed the preparation of a Draft Environmental Impact Statement and Draft Environmental Impact Report and (DEIS/DEIR) in compliance with the provisions of the California Environmental Quality Act for the Vista Village Workforce Housing Project (Vista Village). The Vista Village Project would provide professionally managed affordable housing to local workers and their families in the north Tahoe area. The need for affordable housing in the north Lake Tahoe area has been documented by both TRPA and Placer County.

The Vista Village project site is located within the unincorporated portion of Placer County, California, in the Tahoe Vista area. Regional access to the site is provided by California State Route (SR) 28 and SR 267. The approximately 12.2-acre (532,925 square foot) project site, owned by the Mourelatos Family Limited Partnership, is located approximately one-quarter mile north of Lake Tahoe and about one mile west of the intersection of SR 28 and SR 267. The site is currently undeveloped, forested land with dense stands of pine, fir, and cedar.

The purposes of the project are to:

- ▶ Provide long-term affordable housing to serve the needs of Tahoe workers and their families and the north Lake Tahoe area; and providing housing that is safe, professionally managed, and professionally maintained.
- ▶ Develop new affordable housing units that are economically viable to construct, environmentally sound and incorporate quality design and energy efficiency to withstand the harsh weather conditions of the Tahoe region.
- ▶ Minimize loss of trees and the development's impact on the neighboring residential communities.
- ▶ Provide economic benefit to the Tahoe business community and foster retention of employees by establishing affordable housing in close proximity to local employment opportunities.

Four development alternatives, Alternatives A through D, are analyzed in the DEIS/DEIR. The alternatives vary based on the level of housing unit density proposed, from 72 units to 152 units. Each alternative proposes a different site access scenario. These scenarios provide flexibility to TRPA and Placer County in selecting the final Vista Village site plan. When a final alternative is chosen, any of the analyzed site access scenarios could be used.

## **Potential Significant Effects**

The DEIS/DEIR identified significant or potentially significant effects associated with hydrology and water quality, land use, geology, soils, and land capability and coverage, traffic, parking and circulation, air quality, noise, vegetation and wildlife, scenic resources, cultural resources, and public services and utilities. With implementation of recommended mitigation measures, all impacts are reduced to less than significant levels.

## **Where DEIS/DEIR May Be Obtained**

Copies of the DEIS/DEIR are available for public review from the following sources:

### **Websites**

The DEIS/DEIR may be viewed and/or downloaded from the TRPA's website at [www.trpa.org](http://www.trpa.org), and from the Placer County website at [www.placer.ca.gov](http://www.placer.ca.gov). We invite you to use these resources.

### **Lead Agencies/ Local Libraries**

Copies of the DEIS/DEIR are available for viewing at the following locations:

- ▶ TRPA office, 128 Market Street, Stateline, Nevada
- ▶ TRPA office, 3080 North Lake Blvd., Tahoe City, California
- ▶ Placer County Tahoe Planning Office, 565 West Lake Blvd., Tahoe City, California
- ▶ Placer County Redevelopment Agency, 3091 County Center Dr., Suite 260, Auburn, California
- ▶ Kings Beach Library, 301 Secline Drive, Kings Beach, California
- ▶ Tahoe City Library, 740 N Lake Blvd., Tahoe City, California

Copies can be viewed by visiting the above-listed offices during business hours or during library hours. All documents referenced in the DEIS/DEIR are available at the sites listed above.

## **Public Review Period and Comments**

The public review period for the DEIS/DEIR begins on April 2, 2007 and ends on June 1, 2007. Comments on both the adequacy of information in the DEIS/DEIR and/or the merits of the proposed project and its respective alternatives must be submitted in writing by 5:00 p.m. on June 1, 2007 to:

Mike Cavanaugh, Senior Planner  
Environmental Review Services  
Tahoe Regional Planning Agency  
P.O. Box 5310  
Stateline, NV 89449  
E-mail: [mcavanaugh@trpa.org](mailto:mcavanaugh@trpa.org)

Comments may be faxed to the TRPA office at 775-588-4527, but an original must be received by June 1, 2007. All comments received during the public review period will be made part of the public record. At the conclusion of the 60 day comment period a Final EIS/EIR will be prepared that will include responses to all written comments received during the review period, and may include references to oral or late comments (Article 6.14, TRPA Rules of Procedure). All oral comments received during the Public Hearings will be responded to.

## **Public Hearings**

Public hearings will be held by the Placer County Planning Commission on April 26, 2007 at Granlibakken Resort and Conference Center. Public hearings are also scheduled at the May 9, 2007 Advisory Planning Commission (APC) meeting at the TRPA Offices in Stateline, NV and at the May 23, 2007 Governing Board meeting at the North Tahoe Conference Center. Representatives from Pacific West Development, EDAW, the consulting firm that prepared the DEIS/DEIR, and Placer County Redevelopment will be present at both the APC and Governing Board meetings to answer any questions presented by the public.

Presentation of the DEIS/DEIR will be made, but public testimony not taken, at the April APC and Governing Board meetings.

Further information can be obtained by calling Deb Vreeland at (530) 577-1777.